

620 Pearl Street Residences  
Board Meeting Minutes  
June 11, 2020  
MINUTES

The meeting was called to order at 2:04 pm.

Board members present: Kristen Kron, Michael Hirsch and Dave Terzian (by conference call). A quorum is present.

Homeowners present: Ari Opdahl.

Helen Cartwright represented Creekside Community Association Management.

Manager Report:

Sharon reported a broken branch on a tree in front of her unit. Green Spaces removed the branch.

The front board on Sharon's front porch has been repaired.

Minutes of last meeting:

Dave moved to approve the minutes of the April 9 2018 board meeting. Kristen seconded the motion, which passed unanimously.

Financial Report:

At the end of May 2020 we have \$2,397 in the operating account and \$24,581 in reserve savings. Income is about \$2000 under budget as one owner is several months behind on paying dues. This should be caught up soon.

Expenses are running within budget for the most part, except for snow removal – we will be getting reimbursed on some of those costs from 624 Pearl & 613 Walnut.

We have been making the regular reserves transfers and spent out some reserve funds on a new section of fence on the west side.

Old Business:

Dave's tenant is no longer reporting any issues with banging pipes, so it appears that issue resolved itself.

At this time, we will not proceed with installing an architectural feature above the breezeway. Instead we will focus on modernizing the signage for the building.

Kristen & Helen will work on some ideas for this.

We have not received any further complaints about sound issues between units.

*New Fence:* The new section of fence was built by Snowy Peak Fencing. We will stain the fence before next winter.

*Laundry Room keypad lock:* We need to swap out the one that was ordered, and then Bill Johnston, our handyman, can install it. Michael will return the wrong fixture.

*Dumpster shed lock:* We need to replace the missing lock. Bill can do this when he does the laundry room lock.

New Business:

*Grounds Maintenance:* The 2020 grounds maintenance contract with Green Spaces was approved by email.

Kristen moved to approve planting the flagstone planters in the street strip. Dave seconded the motion, which passed unanimously.

*Leaning plum tree:* The tree cannot be righted as the root system is too compromised. The board decided to leave it as it is for now, but it will need to be replaced eventually.

*Aphids on west side trees:* Kristen moved to approve the Taddiken Tree bid of \$244 to treat these trees for aphids. Dave seconded the motion which passed unanimously.

*Board Members:* Michael is busy with other commitments and will no longer be resident at 620 Pearl so he decided to step down from the board. Kristen moved to appoint Ari to the remainder of Michael's term on the board (until 2021). Dave seconded the motion which passed unanimously. Ari will be President, Dave is Vice President and Kristen is Treasurer.

Homeowners Concerns:

Ari wants to install an A/C for his unit. He will need to complete an architectural application, including details of what he wants to install and where.

Kristen said the hosepipe is leaking. We will replace it.

Next Meeting Date:

We will arrange a fall board meeting date over email.

The meeting was adjourned at 2:49 pm.